

149.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

833,300 /

833,300

USE VALUE:

833,300 /

833,300

ASSESSED:

833,300 /

833,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		ROBBINS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CONNELL DANIEL C & CAREN	
Owner 2:	
Owner 3:	

Street 1: 64 ROBBINS ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CONNELL DANIEL C & CAREN -
Owner 2: -

Street 1: 64 ROBBINS ROAD
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,576 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2096 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5576		Sq. Ft.	Site		0	70.	1.05	8									411,097						411,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5576.000	419,600	2,600	411,100	833,300		98067
							GIS Ref
							GIS Ref
							Insp Date
							06/25/20

PREVIOUS ASSESSMENT								Parcel ID	149.0-0003-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,100	2600	5,576.	411,100	795,800	795,800	Year End Roll	12/18/2019
2019	101	FV	288,300	2600	5,576.	411,100	702,000	702,000	Year End Roll	1/3/2019
2018	101	FV	288,300	2600	5,576.	364,100	655,000	655,000	Year End Roll	12/20/2017
2017	101	FV	288,300	2600	5,576.	305,400	596,300	596,300	Year End Roll	1/3/2017
2016	101	FV	288,300	2600	5,576.	305,400	596,300	596,300	Year End	1/4/2016
2015	101	FV	233,100	2600	5,576.	264,300	500,000	500,000	Year End Roll	12/11/2014
2014	101	FV	233,100	2600	5,576.	255,500	491,200	491,200	Year End Roll	12/16/2013
2013	101	FV	233,100	2600	5,576.	243,100	478,800	478,800		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMERON ROBIN	1222-8		6/1/2000		388,000	No	No		
	1070-165		6/1/1990		210,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
3/21/2019	382	Addition	121,900	C				kitch reno+mudrm a	6/25/2020	Permit Visit	DGM	D Mann									
1/22/2015	98	Addition	87,760					Third floor additi	6/25/2020	Measured	DGM	D Mann									
2/8/2005	81	Re-Roof	7,080						5/19/2015	Permit Insp	PC	PHIL C									
									10/29/2008	Meas/Inspect	189	PATRIOT									
									8/31/2000	MLS	MM	Mary M									
									12/14/1999	Mailer Sent											
									11/18/1999	Measured	268	PATRIOT									
									9/1/1991		PM	Peter M									
										Sign:	VERIFICATION OF VISIT NOT DATA										



USER DEFINED

Prior Id # 1:	98067
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/11/20
Last Rev Time:	01:47:02
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style		Full Bath: 1	Rating: Average	SCUTTLE. OF=SINK & TOILET IN BMT.														
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating: Good															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good															
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:															
Sec Wall:	%	OthrFix: 2	Rating: Average															
Roof Struct: 1 - Gable		OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good															
Color: GRAY		A Kits:	Rating:															
View / Desir:		Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C+ - Average (+)		CONDOS INFORMATION																
Year Blt: 1925	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct: G21	Fact: .	Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster		Functional:		Interior:		1	7	4	M									
Sec Int Wall:	%	Economic:		Additions:														
Partition: T - Typical		Special:		Kitchen:														
Prim Floors: 3 - Hardwood		Override:		Baths:														
Sec Floors:	%	Total:	18.6 %	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical																		
Insulation: 3 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 149.0-0003-0013.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	12X18	F	FR	1932		23.92	T	50	101			2,600		2,600
More: N	Total Yard Items:	2,600	Total Special Features:		Total:	2,600												
RESIDENTIAL GRID																		
1st Res Grid	Desc: Line 1	# Units: 1																
Level	FY LR DR D K FR RR BR FB HB L O																	
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1														
SKETCH																		
SUB AREA				SUB AREA DETAIL														
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
FFL	First Floor	752	153,960	115,781														
BMT	Basement	672	46,190	31,039														
SFL	Second Floor	672	153,960	103,463														
TFL	Third Floor	672	153,960	103,463														
OPP	Open Porch	156	27,860	4,347														
Net Sketched Area: 2,924				Total: 358,093														
Size Ad	2096	Gross Are	2924	FinArea	2096													
IMAGE																		
AssessPro Patriot Properties, Inc																		